



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

June 16, 2014

The Honorable Paul D. Fraim
Mayor, City of Norfolk
1006 City Hall Building
810 Union Street
Norfolk, Virginia 23510

Community: City of Norfolk, Virginia
(Independent City)
Community No.: 510104
Map Panel Affected: 5101040130G

Dear Mayor Fraim:

On February 27, 2013, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the Independent City of Norfolk, Virginia. You were also notified of the proposed addition of and/or modifications to Base Flood Elevations, base flood depths, Special Flood Hazard Areas (SFHAs), zone designations, and regulatory floodways. SFHAs are the areas subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notification of the proposed flood hazard determinations for your community in *The Virginian-Pilot* on March 7, 2013 and March 14, 2013. The statutory 90-day appeal period that was initiated on March 14, 2013 has elapsed.

FEMA did receive comments during that 90-day period. Those comments were resolved with our letter dated January 22, 2014. Therefore, the determination (copy enclosed) of the Agency as to the flood hazard information for your community is considered final. FEMA will publish a notice of final flood hazard determinations in the *Federal Register* as soon as possible. The FIRM for your community will become effective as of December 16, 2014, and will revise the FIRM and FIS report that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals. Final printed copies of the report and maps will be mailed to you before the effective date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to December 16, 2014, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(e);
2. Adopting all the standards of Paragraph 60.3(e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Mr. Eugene Gruber, P.E.
Director, Federal Insurance and Mitigation Division
FEMA, Region III
One Independence Mall, 6th Floor
615 Chestnut Street
Philadelphia, Pennsylvania 19106-4404
(215) 931-5512

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the SFHA shown on the FIRM; (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMA or LOMR request and issue a new determination for the subject properties after the FIRM effective date.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire city can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

Please submit your existing or draft ordinance to the Office of the State NFIP Coordinator within one month to the attention of Mr. Charley Banks, CFM. Mr. Banks will review the ordinance, work with your community to develop a compliant ordinance, and submit the compliant ordinance to FEMA Region III for approval. Once you have received feedback and adopt the ordinance, you should also mail a complete, signed official copy of the adopted ordinance to the office before the effective date. Email submissions are preferred, though full contact information follows:

Mr. Charley Banks, CFM
Virginia Department of Conservation
and Recreation
Division of Dam Safety and Floodplain
Management
600 East Main Street, 24th Floor
Richmond, Virginia 23219
Phone: (804) 371-6135
Fax: (804) 371-2630
charley.banks@dcr.virginia.gov

The FEMA Region III staff is available to assist you with your floodplain management measures and may be contacted by telephone at (215) 931-5512. If you have any questions concerning mapping issues in general, please call our FMIX at the toll free number provided above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structures*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling the FMIX.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosures:

Final SOMA

Notice of Final Flood Hazard Determinations

cc: Community Map Repository

Mr. James Redick, Director of the City of Norfolk Department of Emergency Management

FINAL SUMMARY OF MAP ACTIONS

Community: NORFOLK, CITY OF

Community No: 510104

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on December 16, 2014.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	92-24	01/29/1992	127 WEST PRINCESS ANNE ROAD	5101040017D	5101040130G
LOMA	98-03-394A	04/29/1998	SITES 25-F2 THROUGH 25-F8, A SUBDIVISION OF PARCEL 25-F, GHENT SQUARE 345, 349, 353, 357, 361, AND 365 WEST PRINCESS ANNE ROAD	5101040017D	5101040130G
LOMA	99-03-1096A	06/16/1999	SITE 25-E-1C, GHENT SQUARE 1115 LLEWELLYN AVENUE	5101040017D	5101040130G
LOMA	02-03-1546A	06/12/2002	SITE 7, SUBDIVISION OF PARCEL 21-D, GHENT SQUARE - 841 MOWBRAY ARCH	5101040017D	5101040130G
LOMA	05-03-0182A	01/19/2005	UNITS 1 THROUGH 4, WARREN CRESCENT CONDOMINIUMS - 407 WARREN CRESCENT	5101040017D	5101040130G
LOMA	07-03-1219A	08/14/2007	LOT 23, BLOCK 56, REDGATE REALTY CORP. 1031 REDGATE AVENUE	5101040017D	5101040130G
LOMA	08-03-0395A	02/12/2008	LOT 26, BLOCK 56, REDGATE REALTY CORP. - 1037 REDGATE AVENUE	5101040017D	5101040130G
LOMA	10-03-0115A	11/24/2009	LOT 26, BLOCK 30, WESTOVER COMPANY, PLAT N - 1452 GRAYDON PLACE	5101040130F	5101040130G

FINAL SUMMARY OF MAP ACTIONS

Community: NORFOLK, CITY OF

Community No: 510104

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	10-03-0064A	12/03/2009	LOTS 21, 22, AND A PORTION OF LOT 23, BLOCK 22, WEST GHENT BOULEVARD COMPANY, INC. - 1210 BRANDON AVENUE	5101040130F	5101040130G
LOMA	10-03-0204A	12/18/2009	LOT 3 AND PART OF LOT 2, BLOCK 3, WESTOVER - 602 WESTOVER AVENUE	5101040130F	5101040130G
LOMA	10-03-0373A	01/19/2010	BUILDING 205, GHENT ON THE SQUARE 205 WESTOVER AVENUE	5101040130F	5101040130G
LOMA	10-03-0463A	01/21/2010	LOT 6 AND A PORTION OF LOT 7, GRAYDON PARK COMPANY, INC. 631 GRAYDON AVENUE	5101040130F	5101040130G
LOMA	10-03-0508A	03/12/2010	LOT 1, BLOCK 5, GRAYDON PARK COMPANY, INC. - 700 GRAYDON AVENUE	5101040130F	5101040130G
LOMA	10-03-0332A	04/07/2010	LOT 30 & PART OF LOTS 29 & 31, BLOCK 22, WESTOVER COMPANY 919 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMA	10-03-1067A	05/25/2010	LOT 5, BLOCK 4, GRAYDON PARK COMPANY INC. - 633 GRAYDON AVENUE	5101040130F	5101040130G
LOMA	10-03-0945A	06/10/2010	LOT Y - 1027 GRAYDON AVENUE	5101040130F	5101040130G
LOMA	10-03-1135A	06/24/2010	1030 RALEIGH AVENUE	5101040130F	5101040130G
LOMR-F	10-03-1461A	07/08/2010	PARCEL 35-2A 250, 260 AND 270 YORK STREET	5101040130F	5101040130G
LOMR-F	10-03-1463A	07/08/2010	PARCELS A, B, AND C, BELMONT AT FREEMASON 260 AND 270 WEST BUTE STREET; 269 YORK STREET	5101040130F	5101040130G
LOMA	10-03-1446A	07/13/2010	PART OF LOTS 11 AND 12, BLOCK 3, WESTOVER COMPANY 616 WESTOVER AVENUE	5101040130F	5101040130G
LOMR-F	10-03-1672A	08/10/2010	PARCEL B, BALLARD FISH AND OYSTER COMPANY, AND PARCEL 4A, NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY 301 RIVERVIEW AVENUE	5101040130F	5101040130G
LOMA	10-03-1660A	10/12/2010	PART OF LOT 7, BLOCK 4, GRAYDON PARK COMPANY, INC. - 627 GRAYDON AVENUE	5101040130F	5101040130G
LOMA	10-03-2110A	10/12/2010	SITE 1, PARCEL 21-L, GHENT SQUARE 724 BOTETOURT GARDENS	5101040130F	5101040130G
LOMA	11-03-0196A	01/25/2011	SITE 11, GHENT SQUARE 332 LLEWELLYN MEWS	5101040130F	5101040130G
LOMA	11-03-0665A	03/08/2011	641 REDGATE AVENUE	5101040130F	5101040130G
LOMA	11-03-0325A	03/15/2011	LOT 11, BLOCK 12, CHELSEA 1217 WEST OLNEY ROAD	5101040130F	5101040130G

FINAL SUMMARY OF MAP ACTIONS

Community: NORFOLK, CITY OF

Community No: 510104

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	11-03-1551A	05/12/2011	LOTS 7 THROUGH 10, 23, AND 24, BLOCK 1, WEST GHENT BOULEVARD COMPANY INCORPORATED 326 W PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMA	11-03-1939A	07/28/2011	LOT 1, PEGRAM PROPERTY 916 AND 918 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMR-F	12-03-0527A	01/17/2012	PARCEL 16-B, SECTION 2, DOWNTOWN WEST 201 WEST TAZEWEEL STREET	5101040130F	5101040130G
LOMA	12-03-1308A	04/26/2012	LOTS 26 AND 27, BLOCK 45, THE GHENT COMPANY & THE NORFOLK COMPANY 919 REDGATE AVENUE	5101040130F	5101040130G
LOMA	12-03-1341A	05/01/2012	PRINCESS ANNE TERRACE CONDOMINIUM 300 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMA	13-03-0084A	10/16/2012	LOT 35, AND PART OF LOT 36, BLOCK 24, PLAN OF THE GHENT COMPANY AND THE NORFOLK COMPANY - 631 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMA	13-03-1812A	07/16/2013	SITE 6, WESTOVER SQUARE SUBDIVISION 419 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G
LOMR-F	13-03-2728A	10/24/2013	LOTS 14 AND 15, BLOCK 9 934 WESTOVER AVENUE	5101040130F	5101040130G
LOMA	14-03-0424A	12/05/2013	LOT A - 408 EAST 18TH STREET	5101040130F	5101040130G
LOMA	14-03-0591A	01/23/2014	FRANKLIN CONDOMINIUMS 220 WEST BRAMBLETON AVENUE	5101040130F	5101040130G
LOMA	14-03-1539A	03/06/2014	LOTS 16 AND 17, PLAT C, BLOCK 9, WESTOVER COMPANY - 936 WESTOVER AVENUE	5101040130F	5101040130G
LOMA	14-03-1586A	04/03/2014	LOT 29 AND PART OF LOTS 28 AND 30, BLOCK 24, GREATER GHENT REALTY, PLAT NO.2 617-619 WEST PRINCESS ANNE ROAD	5101040130F	5101040130G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

FINAL SUMMARY OF MAP ACTIONS

Community: NORFOLK, CITY OF

Community No: 510104

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

City of Norfolk, Virginia (Independent City)

Docket No.: FEMA-B-1293

Community	Community Map Repository Address
City of Norfolk	Zoning Enforcement Office 508 City Hall Building 810 Union Street Norfolk, VA 23510